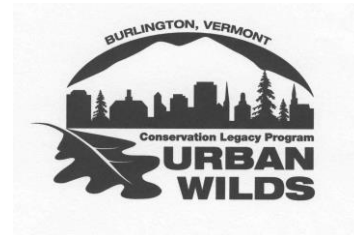


Burlington Conservation Legacy Program

Department of Parks, Recreation, & Waterfront
645 Pine St, Suite B
Burlington, VT 05401
www.enjoyburlington.com
Telephone: (802) 863-0420
(802) 865-7090(FAX)



Burlington Conservation Legacy Program Fund Application

Property Owner Name Aaron L. Keech and Justine S. Sears

Owner Address 66 Ward Street, Burlington, VT 05401

Owner Phone 802-540-5447 day 802-540-5447 evening

Contact Person Name Aaron L. Keech

Contact Address 66 Ward Street

Contact Phone 802-540-5447 day 802-540-5447 evening

CLP Grant Funds Requested _____

Property Address & Acreage 101 Manhattan Drive, 0.12 acres, 5,227 sqft
(Please attach map of your property, include location map and major property features such as wooded areas, developed areas, wetlands, etc.)

Please describe the proposal (Attach extra sheet as needed.) _____
To purchase 101 Manhattan Drive, remove dwelling, sell portion outright to
BACG. The portion to be sold would be the northern 80ft of road frontage by
an undetermined depth.

General Property Characteristics:

Do you wish to sell the property outright or continue to own it and establish a conservation easement? Sell the property outright

Who will own the property or conservation easement? BACG

What other funding sources and partners are committed to this project?
None, unless the City can offer reduced costs services such as Environmental Site
Assessments, soil remediation, lawyer for closing, etc.

What's the fair market value as determined by a professional appraiser? _____
\$300,000 total value, then partitioned between BACG and Keech/Sears.
\$260,000 property, \$25,000 demolition, \$5,000 environmental site assessments, \$5,000 remediation,
\$5,000 lawyers/closing.

Is the land contiguous with other conserved land? If yes, briefly describe that parcel.

No

What threats, if any, face the land? _____

None

What is the current use of the property? _____

Two lots positioned as east/west. West lot vacant and east lot with sub-standard single-bedroom dwelling (has not been occupied since winter 2020).

What is the intended use of the property? _____

Two lots positioned as north/south. North lot purchased by BACG as garden and south lot merged with 66 Ward Street as green space.

Is the title to the property free of encumbrances that would defeat the conservation goals of the transaction or subject the City of Burlington to undue legal risk? _____

Unknown. Deed has not been assessed.

Are there other legal issues surrounding the transaction that would subject the City of Burlington to undue financial costs or risks? _____

Not to our knowledge.

Does the property contain any hazardous waste sites, significant trash dumps, fire hazards, polluted water courses or bodies that would present legal risk or burden to the City of Burlington or defeat the conservation purposes of protecting the property? _____

Unknown. Environmental site assessments (hazardous waste) not completed at time of application. No trash dumps, fire hazards, or polluted water sources.

Open Space Land Values:

(Check all that apply.)

Natural Values

- ☐ Forest Community
- ☐ Other Natural Communities
- ☐ Important Plant Habitat
- ☐ Important Wildlife Habitat
- ☐ Lake or River Shoreline
- ☐ Wetland
- ☐ River/Wetland Buffer Zone
- ☐ Important Geological/Soil Features
- ☐ Wildlife Travel Corridors
- ☐ Natural Heritage Program Sites
- ☐ Unique Topography
- ☐ Floodwater/Stormwater Treatment
- ☐ Potential Restoration Area

Working Values

- ☐ Agricultural Potential
- ☐ Current Agricultural
- ☐ Working Forest

Open Space Types:

(Check all that apply.)

Is all or a portion of the property identified in the city's Open Space Inventory?

- ☐ Yes
- ☒ No
- ☐ Unknown

Does the property include one or more of the following features or locations?

- ☐ Lake Champlain Shoreline
- ☐ Winooski River Corridor/Intervale
- ☐ Englesby Brook/Watershed
- ☐ Centennial Woods/Brook
- ☐ Vermont Natural Heritage Site
- ☐ Neighborhood Green Space
- ☐ Urban Waterfront
- ☐ Recreational Linkage
- ☐ Community Garden

Scenic Values

- ☐ Vista
- ☐ Viewshed
- ☐ Greenway

Recreational & Educational

- ☐ Public Park
- ☐ Trails
- ☐ Passive Recreational Activity
- ☒ Educational Resource

Historical, Cultural, Archaeological Values

- ☐ Archaeological Site
- ☐ Historic/Cultural Site
- ☐ National Register

Other Urban Open Space Values

- ☐ Access/Connectors to Protected Areas
- ☐ Greenbelts
- ☐ Community Open Space
- ☐ Stormwater Retention
- ☒ Community Garden

For assistance contact:

Dan Cahill, Land Steward
Burlington Conservation Legacy Program
Burlington Parks, Recreation, & Waterfront
645 Pine Street, Suite B
Burlington, VT 05401
802-863-0420 (phone)
802-865-7090(fax)

Budget Sheet

Project Budget

- **CLP grant funds requested** \$175,000
- **Values of other funding sources (optimally 60% of total)** TBD
- **Itemized budget**
 - Real estate value \$260,000
 - Appraisal \$500
 - Land survey \$1,000
 - Environmental assessment \$3,000 (Phase I)
 - Resource assessments None.
 - Improvements/construction (i.e. trails, parking, etc.) No trails. Street parking.
 - Feasibility or design work None.
 - Closing costs \$7,800 (\$260,000 x 3%)
 - Miscellaneous administrative costs (specify) None.
 - Other (itemize) \$25,000 - Demolition
 -
 -
- **Total cost of project** \$297,300

Keech/Sears seek to retain square footage up to \$150,000 of actual total project cost (less costs specific to BACG highlighted above) to be merged with 66 Ward Street.

Example:

At \$300,000 estimate (\$57.40/sqft) BACG is to retain 80ft (northern frontage) by 33ft (2640 sqft @ \$151,536) and Keech/Sears the southern area abutting 66 Ward St (2,587 sqft @ \$148,464).